

REDEVELOPMENT AGENCY AGENDA
REDEVELOPMENT AGENCY MEETING OF: MAY 18, 2005

- CALL TO ORDER

MINUTES:

CALLED TO ORDER BY VICE CHAIRMAN REESE AT 10:35 A.M.

PRESENT: VICE CHAIRMAN REESE and MEMBERS BROWN, MACK, WEEKLY, WOLFSON,
and TARKANIAN

EXCUSED: CHAIRMAN GOODMAN

ALSO PRESENT: DOUG SELBY, Executive Director, BRAD JERBIC, City Attorney, and BARBARA
JO RONEMUS, Secretary

- ANNOUNCEMENT RE: COMPLIANCE WITH OPEN MEETING LAW

MINUTES:

ANNOUNCEMENT MADE: Posted as follows:

City Clerk's Bulletin Board, City Hall Plaza, 2nd Floor Skybridge

Court Clerk's Office Bulletin Board, City Hall Plaza

Las Vegas Library, 833 Las Vegas Boulevard North

Clark County Government Center, 500 So. Grand Central Parkway

Grant Sawyer Building, 555 E. Washington Avenue

(10:35 - 10:36)

2-1

AGENDA SUMMARY PAGE
REDEVELOPMENT AGENCY MEETING OF: MAY 18, 2005

DEPARTMENT: BUSINESS DEVELOPMENT

DIRECTOR: SCOTT D. ADAMS

☐ **CONSENT**

☒ **DISCUSSION**

SUBJECT:

APPROVAL OF THE MINUTES BY REFERENCE FOR THE MEETING OF MARCH 2, 2005

Fiscal Impact:

☒

No Impact

Amount:

☐

Budget Funds Available

Dept./Division:

☐

Augmentation Required

Funding Source:

PURPOSE/BACKGROUND:

RECOMMENDATION:

BACKUP DOCUMENTATION:

None

MOTION:

BROWN - APPROVED by Reference - UNANIMOUS with GOODMAN excused

MINUTES:

There was no discussion.

(10:36)

2-18

AGENDA SUMMARY PAGE
REDEVELOPMENT AGENCY MEETING OF: MAY 18, 2005

DEPARTMENT: BUSINESS DEVELOPMENT

DIRECTOR: SCOTT D. ADAMS

☐ **CONSENT**

☒ **DISCUSSION**

SUBJECT:

DISCUSSION AND POSSIBLE ACTION REGARDING AN EXTENSION TO THE TERM OF THE EXCLUSIVE NEGOTIATING AGREEMENT BETWEEN THE CITY OF LAS VEGAS, THE LAS VEGAS REDEVELOPMENT AGENCY AND ALPHA OMEGA STRATEGIES, INC., FOR CERTAIN PROPERTIES LOCATED AT AND AROUND 1501 NORTH DECATUR, APNS 138-25-503-006, 138-25-515-000, AND 138-25-516-000 - WARD 1 (TARKANIAN) [NOTE: THIS IS A COMPANION ITEM TO CITY COUNCIL ITEM 69]

Fiscal Impact:

☒

No Impact

Amount:

☐

Budget Funds Available

Dept./Division:

☐

Augmentation Required

Funding Source:

PURPOSE/BACKGROUND:

The Redevelopment Agency staff is in an Exclusive Negotiating Agreement (ENA) with Alpha Omega Strategies, Inc. that outlines the duties and responsibilities of all parties during the negotiation leading to a Purchase and Sales Agreement. The original ENA allows up to 90 days to bring a Purchase and Sales Agreement for City Council and Redevelopment Agency Board approval. There has been difficulty obtaining an appraisal on the subject property. Staff requests a time extension of 90 days.

RECOMMENDATION:

Approval

BACKUP DOCUMENTATION:

1. Agenda Memo
2. First Amendment to the Exclusive Negotiating Agreement
3. Exclusive Negotiating Agreement, including Disclosure of Principals
4. Location Map

MOTION:

TARKANIAN - APPROVED a 90-day extension - UNANIMOUS with GOODMAN excused and MACK abstaining because his brother Steven Mack owns property adjacent to this property, which could be impacted by the scope of this project, and because Michael McDonald is one of the partners in this project and, although MEMBER MACK has no financial interest in this matter, he and MR. McDONALD have independent consultant contracts with Southwest Group

MINUTES:

A Combined Verbatim Transcript for Council Item 69 and Redevelopment Agency Item 2 are made part of the Final Minutes for each meeting.

APPEARANCE:

GARY REESE, Mayor Pro Tem

CHRIS KAEMPFER, Kummer Kaempfer Bonner & Renshaw, 3800 Howard Hughes Parkway

SEAN ANDERSON, Attorney, 400 South Fourth Street

TOM MCGOWAN, Las Vegas Resident

LOIS TARKANIAN, Councilwoman

UNIDENTIFIED SPEAKER

REDEVELOPMENT AGENCY MEETING OF: MAY 18, 2005

MINUTES - Continued:

MICHAEL MACK, Councilman

LARRY BROWN, Councilman

STEVE WOLFSON, Councilman

BART ANDERSON, Department of Public Works

MARGO WHEELER, Planning and Development Department

(10:36 - 10:37)

2-25

AGENDA SUMMARY PAGE
REDEVELOPMENT AGENCY MEETING OF: MAY 18, 2005

DEPARTMENT: BUSINESS DEVELOPMENT

DIRECTOR: SCOTT D. ADAMS

☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

DISCUSSION AND POSSIBLE ACTION AUTHORIZING STAFF TO NEGOTIATE A PURCHASE AND SALE AGREEMENT FOR THE NORTHEAST CORNER OF MARTIN LUTHER KING BOULEVARD AND WASHINGTON AVENUE, APN 139-28-604-008 - WARD 5 (WEEKLY)

Fiscal Impact:

<input type="checkbox"/> No Impact	Amount:	\$850,000.00
<input checked="" type="checkbox"/> Budget Funds Available	Dept./Division:	OBD/RDA
<input type="checkbox"/> Augmentation Required	Funding Source:	RDA Special Revenue Fund

PURPOSE/BACKGROUND:

To negotiate a Purchase and Sale Agreement for the northeast corner of Martin Luther King and Washington and initiate a redevelopment strategy along the Martin Luther King corridor. Earnest money/downpayment deposit not-to-exceed \$200,000. Sales price not-to-exceed \$850,000.

RECOMMENDATION:

Approval

BACKUP DOCUMENTATION:

1. Agenda Memo
2. Site Map

MOTION:

WEEKLY - APPROVED as recommended - UNANIMOUS with GOODMAN excused

MINUTES:

SCOTT ADAMS, Director, Office of Business Development, reviewed the Subject and Purpose/Background sections. Total acreage is about 1.6 acres. Staff believes this is a strategic purchase, given the potential retail impact on the MLK corridor. Staff is currently exploring the possibility of formulating a redevelopment strategy for the entire corridor within the redevelopment area. Staff recommends approval.

BEATRICE TURNER, West Las Vegas resident, questioned the possible development for this corner. MEMBER WEEKLY indicated that staff is exploring some ideas, including additional parking to support more commercial and a restaurant on the corner, which is what the surrounding residents requested.

(10:37 - 10:40)

2-70

AGENDA SUMMARY PAGE

REDEVELOPMENT AGENCY MEETING OF: MAY 18, 2005

CITIZENS PARTICIPATION: PUBLIC COMMENT DURING THIS PORTION OF THE AGENDA MUST BE LIMITED TO MATTERS WITHIN THE JURISDICTION OF THE REDEVELOPMENT AGENCY. NO SUBJECT MAY BE ACTED UPON BY THE REDEVELOPMENT AGENCY UNLESS THAT SUBJECT IS ON THE AGENDA AND IS SCHEDULED FOR ACTION. IF YOU WISH TO BE HEARD, COME TO THE PODIUM AND GIVE YOUR NAME FOR THE RECORD. THE AMOUNT OF DISCUSSION ON ANY SINGLE SUBJECT, AS WELL AS THE AMOUNT OF TIME ANY SINGLE SPEAKER IS ALLOWED, MAY BE LIMITED

MINUTES:

TOM MCGOWAN read and submitted his written comments, a copy of which is attached and made a part of the final minutes.

RONALD MIDBY inquired about his work card denial appeal that was supposed to be heard during the 5/18/2005 City Council morning session. MAYOR GOODMAN referred him to DETECTIVE STACY RODD of Special Investigations, Las Vegas Metropolitan Police Department .

JERRY NEAL, Marble Manor Resident Council, thanked the citizens of Las Vegas and encouraged them to come forward and voice their concerns so that the City can run more efficiently. Regarding the Housing Authority, he congratulated BOBBY "G" GRONAUER on his tactics to achieve the passing of bills that should have first gone before the board, as well as HAYWOOD CARTER for signing an agreement to help merge all housing authorities without first obtaining the approval of the board. He suggested the Mayor appoint someone that has the interests of the people in mind. He invited MEMBERS WEEKLY and TARKANIAN to make a visit to Marble Manor to see firsthand the conditions and what is happening before any lawsuits are filed. There are still mold problems, about which the Executive Director claims he did not know anything, but, in January, the Housing Authority paid out a substantial amount of money to people who have mold problems.

BEATRICE TURNER, West Las Vegas resident, stated she is going into the T-Shirt business and that she is going to make it her business to be present at the meetings in order to aggravate the Mayor until he is gone.

(10:40 - 10:44)

2-167

THE MEETING ADJOURNED AT 10:48 A.M.

Respectfully submitted:

Gabriela Portillo-Brenner, Deputy City Clerk
June 3, 2005

Barbara Jo Ronemus, Secretary

TM / LAS COUNCIL Mtg: 9th WED. 18 MAY, '05 (CNDL. CHNB.) (CH: MAY 0/6)
CRDA
CIT. PARTIC.

TOM MC GOWAN; LAS VEGAS RESIDENT. ... (2 1/2 mins) ...

"IN A RECENT TELEVISION TALK/INTERVIEW PROGRAM HOSTED BY A PROMINENT LOCAL ATTORNEY, TWO (2) MEMBERS OF THE CITY COUNCIL SPOKE ABOUT THE AGGRESSIVE DEVELOPMENT OF HIGH-RISE CONDOMINIUMS, AND THE MERITS OF THE AWARDS-WINNING BUREAUCRACY OF THE CITY OF LAS VEGAS. BUT THEY LEFT SEVERAL IMPORTANT PUBLIC-PERTINENT QUESTIONS UNADDRESSED. THOSE QUESTIONS ARE HEREBY SUBMITTED TO THE ENTIRE CITY COUNCIL AND REQUESTED RESPONSE ON THE PUBLIC RECORD OF TODAY'S MEETING. ~ TO WHIT:-

1. ~ HOW MANY DEVELOPERS OF HIGH-RISE CONDOMINIUM PROJECTS ARE OF OUT-OF-STATE 'OUTSOURCING' ORIGIN, AND HOW MANY ARE OF LOCALLY-HEADQUARTERED ORIGIN?

2. - HOW MANY HIGH-RISE CONDOMINIUMS ARE WITHIN THE AFFORDABILITY RANGE OF CURRENT LOCAL RESIDENTS?

(A) HOW MANY WILL BE THE PART-TIME SECOND HOMES, OR THE FULL-TIME PRIVATE INVESTMENTS OF OUT-OF-STATE OWNERS, OR 'CONDOMINIUM-BANKING' SPECULATORS?

(B) HOW MANY WILL BE OWNED AND OCCUPIED BY LOCALLY-RESIDENT RETIRED SENIORS AND FAMILIES WITH MINOR CHILDREN? ~ AND: ~

(1) HOW CAN A CITY DEVOID OF SENIORS, CHILDREN AND GRAND-CHILDREN BE DEEMED TO COMPRISE A GENUINE 'COMMUNITY'?

3. ~ WHY DID THE CITY COUNCIL APPROVE AND AUTHORIZE THE DEVELOPMENT OF HIGH RISE CONDOMINIUM PROJECTS WHOSE BUILDING CONTRACTORS EMPLOY

Submitted to Redevelopment Agency

(1.)

Date 5/18/05 Item 11
Citizen Participation

(TM, COSTA)

NON-UNION LABOR AND ILLEGAL ALIENS, TO THE SOCIO-ECONOMIC DETRIMENT OF AMERICAN CITIZENS AND LOCAL RESIDENTS OF THE CITY OF LAS VEGAS?

4. ~ ^{/AND WHY} WHEN DID THE CITY COUNCIL AUTHORIZE THE VACATION OF HOOVER AVE. TO ^{/WITHOUT A PERMIT,} ACCOMMODATE THE CONSTRUCTION OF HIGH-RISE CONDOMINIUMS?

5. ~ WHEN WILL 'CAT' BUS, 'CITY-RIDE' BUS, AND TAXICAB SERVICES BE RESTORED TO SERVE THE NEEDS OF ALL RESIDENTS OF THE DOWNTOWN CITY OF LAS VEGAS?

6. ~ WHERE'S THE MASTER PLAN FOR THE DEVELOPMENT OF THE DOWNTOWN ENTERTAINMENT OVERLAY DISTRICT AND THE CITY OF LAS VEGAS ARTS DISTRICT?

7. ~ WHO DIRECTED A PLANNING DEPT. STAFFPERSON TO CHAIR AND CONDUCT A SERIES OF PUBLIC-EXCLUDED ARTS DISTRICT TASK FORCE MEETINGS IN VIOLATION OF THE NEVADA OPEN MEETING LAW?

8. ~ HOW WILL THE CITY ENSURE COMPLIANCE WITH BUILDING AND SAFETY, AND FIRE CODES DURING THE COMING 'FIRST FRIDAYS' ~~ON FRIDAY~~, WHEN 15,000 ATTENDEES ARE ANTICIPATED TO CONVERGE ON THESE ANTICIPATED BUILDINGS IN THE ARTS DISTRICT?

LET THE RECORD REFLECT THAT THE MAYOR, THE CITY COUNCIL, AND THE 'AWARDS-WINNING' BUREAUCRACY DID NOT RESPOND TO THESE PUBLIC-PERTINENT QUESTIONS.

THE VERBATIM TEXT OF MY PUBLIC COMMENT IS SUBMITTED AND REQUESTED INCLUSION IN THE MEETING MINUTES, IN COMPLIANCE WITH NRS 241, THE NEVADA OPEN MEETING LAW.

THANK YOU.

(SUBMITTED)